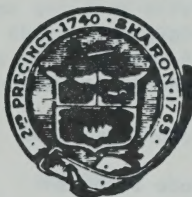


**TOWN OF  
SHARON  
MASSACHUSETTS**



**SPECIAL WARRANT**

**With Report And Recommendations  
Of The  
Warrant Committee**

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**SPECIAL TOWN MEETING**

**MONDAY, DECEMBER 7, 1987**

**8:00 P.M.**

**MEETING AT HIGH SCHOOL, POND STREET**

**PLEASE BRING THIS REPORT TO MEETING**

WARRANT COMMITTEE

Leland J. Katz, Chairman

Patricia Doherty, Vice Chairman

Arlene Chavez, Clerk

Mitchell Blaustein

David C. Crocker, Jr.

Terry Greenstein

Harold M. Fienberg

Theodore Grossman

Bruce Luchner

Richard B. Rabatsky

Thomas C. Sweeney

Lee Barron Wernick

OPEN WARRANT MEETING

Wednesday, December 2, 1987

8:00 P.M. - SHARON POLICE STATION

You must be a registered voter to attend Town Meeting.

## SPECIAL TOWN MEETING

### COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

To either Constable of the Town of Sharon, Greeting:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Inhabitants of the Town of Sharon qualified to vote in elections and Town affairs to meet at the Arthur E. Collins Auditorium at the Sharon High School on Pond Street in said Sharon on Monday, the 7th day of December, A.D. 1987, at 8:00 P.M., and there to act on the following articles:

#### ARTICLE 1

To see if the Town will vote to authorize the Selectmen to transfer and convey for consideration a parcel of land containing approximately 2.2 acres, together with the buildings thereon, located on Cedar Street, Sharon, a more particular description of which appears in a deed dated December 26, 1974 from the Order of the Brothers of the Sacred Heart of New England, Inc., to the Town, recorded in Norfolk Deeds, Book 5099, Page 168, and shown as Parcel F on a plan entitled "Plot Plan of Sacred Heart Property, Sharon, Mass.," dated June 1973, prepared by Henry L. Munson, P.E., Town Engineer, or act in any way relating thereto.

Board of Selectmen

#### Warrant Committee Recommendation:

Passage of this Article will authorize the Board of Selectmen to sell the property known as the Sacred Heart property, which is sometimes referred to as the Deborah Sampson Park property. This property consists of the former Sacred Heart School dormitory and approximately 2.2 surrounding acres. This has been a bone of contention in the Town for some time. Numerous studies have been done to find a use for the building, but no Town department has found that it would suit its needs. A prior attempt to sell the building met with defeat by Town Meeting and, more recently, a request from the Board of Selectmen to demolish the building was also turned down by Town Meeting. The proposal which is presently before us contemplates the development of the building into twenty-one one and two bedroom condominiums at a cost to the developer (revenue to the Town) of



approximately \$1,000,000. In addition, estimates of the assessed value of the property, when fully developed, indicate an estimated \$100,000. per year in tax revenue calculated in current dollars. Should the sale not take place and the building finally be demolished, the estimated cost to the Town due to the necessity of extensive asbestos removal will be in the neighborhood of \$400,000. Therefore, the net benefit to the Town exclusive of tax revenues is \$1.4 million.

The Warrant Committee, however, understands that fiscal considerations are not the only issues which must be taken into consideration when dealing with issues of this nature. Environmental issues are also important. We believe that these issues have been appropriately addressed and resolved. Also, all reasonable discussion indicates that there will be no impact on the surrounding Town recreational land. Finally, we are informed by the Board of Selectmen that the developer has agreed to stringent environmental safeguards in the development should the project move forward.

The Warrant Committee recommends approval of this Article by a vote of 9-0-0.

## ARTICLE 2

To see if the Town will vote to raise and appropriate a sum of money for unanticipated School Department expenses, including Special Education Tuition and personnel costs; and to determine whether the money shall be provided for by taxation, by borrowing, by transfer from available funds, by a combination thereof, or act in any way relating thereto.

School Committee

### Warrant Committee Recommendation:

The purpose of this Article is to transfer the necessary dollars from available funds to the budget of the School Committee in order to pay for unanticipated and unbudgeted special needs educational services required under Chapter 766. The students involved either moved into Town or had their Individual Education Plans (IET's) approved after the passage of the School Committee budget at the Annual Town Meeting last April. The amount being recommended for transfer is \$101,712., which is the actual cost being incurred.

At its meeting of November 3, the Warrant Committee unanimously voted to recommend approval of this Article.

## ARTICLE 3

To see if the Town will vote to:

1. Establish a committee to be known as the Intermediate and Wilbur School Reutilization Study Committee to be made up of seven (7) members, two (2) members to be appointed by the Board of Selectmen, two (2) members to be appointed by the Warrant Committee, one (1) member to be appointed by the Capital Outlay Committee, one (1) member to be appointed by the Planning Board, and one (1) member to be selected by the six (6) appointed as listed above, with vacancies to be filled by the original appointing authority.
2. Charge said committee with studying the potential reuse(s) of the Intermediate and Wilbur School for municipal office, commercial, housing, educational, recreational, or for other purposes and reporting its preliminary findings concerning same to the 1988 Annual Town Meeting.
3. Raise and appropriate a sum of money for use by said committee for architectural, engineering, environmental assessment, marketing, planning or other studies and for committee expenses.
4. Authorize the Selectmen on behalf of the Town to apply for, contract for, and expend any grants of financial assistance for said building reuse feasibility studies, building improvements or for related purposes which may be available from either or both federal and state departments or agencies, or act in any way relating thereto.

Board of Selectmen

#### Warrant Committee Recommendation:

As a result of the Classroom Needs Committee recommendations, and based upon engineering studies indicating a prohibitive cost (approximately \$6 million) to rehabilitate the Intermediate School, the School Committee has formally taken the necessary action to transfer ownership of the building from the School Department to the Board of Selectmen. This building now presents significant issues to be decided by and opportunities for the Town. In order to determine the best course of action the Board of Selectmen has requested that a committee, to be known as the Intermediate and Wilbur School Reutilization Committee, be established by Town Meeting and that \$15,000. be transferred from available funds as "seed" money so that preliminary recommendations can be made to next spring's annual Town Meeting. This committee will be charged with studying the potential of the building for use as municipal office, commercial, recreational or other purposes.

By a vote of 7-2-0, the Warrant Committee recommends adoption of this Article, appropriation of \$15,000., and a minor change of the makeup of the committee as stated in the Article. This change, which will be a part of the Warrant Committee motion, is that the seventh

member of the committee be filled by the School Committee rather than by vote of the other members.

#### ARTICLE 4

To see if the Town will vote:

- A. To ratify the following interim and/or emergency changes, additions or deletions to or from the Classification and Pay Plans, which changes, additions or deletions were adopted by the Personnel Board in accordance with its authority under Section 2/6(f) of the Personnel By-Law subsequent to the most recent annual town meeting, or act in any way relating thereto:

1. By changing the Office Occupation Classification (Section 1.400) of the positions of Election/Registration Secretary and EDP Operator-Treasurer from Group III to Group II, with the consequence that their pay schedule/hourly (Section 2.400) shall be as follows:

CODE	Step 1	Step 2	Step 3	Step 4
Group II	7.52	8.04	8.62	9.21

2. By changing the Office Occupation Classification (Section 1.400) of the position of Secretaray/Fire Department from Group IV to Group III, with the consequence that his/ her pay schedule/hourly (Section 2.400) shall be as follows:

CODE	Step 1	Step 2	Step 3	Step 4
Group III	6.79	7.29	7.79	8.33

3. By deleting from the Recreation and Library Classifications the titles and pay schedules of the Community Center Custodian and Custodial Maintenance (HR), respectively, and by substituting in place thereof the following new titles and pay schedules:

Title	Step 1	Step 2	Step 3	Step 4	Step 5
Library and Community Center Custodian and Custodial Main- tenance, Grade I	6.64	7.07	7.52	7.99	8.40
Library and Community Center Custodian Grade II	6.04	6.43	6.84	7.26	7.64

- B. To determine which, if any, of the above changes shall be made



retroactive and the date or dates to which they shall be made retroactive.

742.39

C. To appropriate a sum of money for such of those additional salaries, wages and supplementary benefits as shall be paid retroactively.

*7/18/87  
8/6-87*

*\* 2,736.70 for surplus from 7/87-88*

D. To appropriate a sum of money to be added to the fiscal 1988 departmental budgets for the purpose of adjusting those salaries, wages and supplementary benefits as required hereby.

*Franklin*

*2,662 for EDP of town*

*1,720 Dec. for surplus*  
Personnel Board

#### Warrant Committee Recommendation:

The Personnel Board is asking Town Meeting to ratify the reclassification of certain employees and to provide funding in the amount of \$742.49 for retroactive pay due for fiscal 1987 and an expected \$3,736.70 over approved budgets for the current fiscal year; however, in order to thoroughly study the request and to ensure that both the employees and the Town were fairly dealt with, the Personnel Board did not complete its work on these issues until this fiscal year.

The Warrant Committee unanimously recommends approval of the reclassification and of the retroactive pay for last fiscal year. This action is necessary for the Town to legally pay the employees involved. However, by a vote of 5-2-1, the Warrant Committee is recommending against the additional funding for the current fiscal year, and the dollars involved will not be included in the Warrant Committee's motion at Town Meeting. This should not be construed as meaning that the Committee does not believe the money should be paid to the employees, but that the departments involved should make every effort to absorb the cost within the budgets approved by Town Meeting last spring, and should that prove impossible, to request a transfer from the Reserve Fund at some appropriate future date to make up the required difference.

#### ARTICLE 5

To see if the Town will vote to amend Sections 1 and 4 of Article 1 of the General By-Laws by substituting the month of May for the month of April in those sections and designating Tuesday in the place of Monday as the day of Town Election so that the Sections read as follows, or act in any way relating thereto:

SECTION 1. The annual meeting for the election of town officers shall be held on the first Tuesday in May, unless the Board of Selectmen, before February 1 in any year, shall have designated the second Tuesday in May, for such election in that year.

SECTION 4. All business of the annual town meeting (except the election of officers, and the determination of such matters as by law are required to be elected or determined by ballot), shall be considered at an adjournment thereof, which adjournment shall be made to the Monday of May next following the election at eight o'clock P.M.

Warrant Committee

Warrant Committee Recommendation:

This Article will serve to move annual Town Meeting from the month of April to the month of May. It will also change town election from the first Monday of the month to the first Tuesday of the month.

The primary reason for changing the dates of Town Meeting has to do with the receipt of the so-called "Cherry Sheet" from the state. Until the "Cherry Sheet" is received, the Town's Executive Secretary, Accountant, and Treasurer-Collector are dealing with revenue estimates. This results in the Warrant Committee reviewing and approving budgets, and having these budgets printed in the Warrant for the information of the Town, which are inaccurate. Moving the date forward one month will allow for more accurate funding information from the state to be rationally considered and for accurate budget information to be disseminated to the Town in the Warrant prior to Town Meeting.

The change in the day of the town election which is being recommended at the request of the Town Clerk will serve three purposes. First, it will bring the town election into line with all other state and national elections and eliminate any confusion which may result from our having one election per year which is on an odd day of the week. Second, it will allow the filing of absentee ballots until Monday at noon rather than the Friday prior to the election. Finally, it will allow for the setting up of the polling place to occur on a Monday rather than on a Sunday, thereby eliminating overtime for that purpose and saving much needed money.

The Warrant Committee unanimously recommends adoption of this Article.

ARTICLE 6

To see if the Town will vote to amend Section 2 of Article 11 of the General By-Laws (listing for various by-laws the amount of the fine and the enforcing person) by amending the amount of the fine for Article 10, Section 31 (Parking areas for disabled persons) by deleting the words "Maximum amount permitted by law," and by substituting in place thereof the following: "Not exceeding \$15. if paid to the Town's Parking Clerk within twenty-one days, \$20. if paid



thereafter but before the Parking Clerk reports to the Registrar of Motor Vehicles, and \$35. if paid thereafter.

Board of Selectmen

Warrant Committee Recommendation:

In light of recent legal opinions, this Article would rectify action taken at the 1987 annual Town Meeting. At that time it was voted to impose "the maximum fine permitted by law." This amount of \$300. leads the violator into criminal court proceedings, whereas the maximum fines for administrative (Town) disposition are the \$15., \$20., and \$35 figures listed in the Article.

The "Reasonable Doubt" of which fine structure would be imposed upon a potential violator is the problem area in the view of the courts. Legal counsel advises that this restructuring of the fines will preclude any possible difficulties in enforcement.

The Warrant Committee recommends passage of this Article by a 9-0-0 vote.

ARTICLE 7

To see if the Town will vote to establish a committee to be known as the Sharon School Building Committee, to be made up of five members as follows: one member from the Sharon School Committee to be chosen by that Committee, and four members to be chosen by the Moderator, with vacancies to be filled by vote of the remaining members of the Committee; said Committee to be established for the purpose of determining the extent of necessary school facilities, and the preparing of working drawings and specifications for a school building, and/or additions and renovations to existing buildings, and to contract for architectural, engineering, and consultant services, and that a sum of money be raised and appropriated for these purposes and the committee's expenses; and to determine whether the money shall be provided for by taxation, by borrowing, by transfer from available funds, by a combination thereof, or act in any relating thereto.

School Committee

Warrant Committee Recommendation:

The Warrant Committee believes that the need for an increase in classroom space has been demonstrated and that further space will be required based upon Town school age population projections.

The Warrant Committee also feels that before any architect is hired or plans drawn, the Building Committee should investigate all possible methods and alternatives available in acquiring such space.

The Warrant Committee recommends approval of this Article by a vote of 9-0-0.

And you are directed to serve this Warrant by posting attested copies of the same in accordance with Town By-Laws.

Hereof fail not, and make due return of this Warrant with your doings thereon, at the time and place of meeting aforesaid.

Given under our hands this 29th day of October, A.D. 1987.

COLLEEN M. TUCK, Chairman

MICHAEL L. COOK

NORMAN KATZ

BOARD OF SELECTMEN  
SHARON, MASSACHUSETTS

Attest: BERNARD F. COFFEY, Constable  
Sharon, Masachusetts  
October 29, 1987





**Sharon, Massachusetts 02067**

